043.0	0006	0006.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,800 /	708,800
					USE VALUE:	708,800 /	708,800
					ASSESSED:	708,800 /	708,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIENISCH MARTIN &	
Owner 2:	BOEGLE AIMEE K	
Owner 3:		
Street 1:	107 PALMER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	OCONNOR ANN -
Owner 2:	-
Street 1:	107 PALMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,835 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1236 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4835.000	256,800		452,000	708,800
Total Card	0.111	256,800		452,000	708,800
Total Parcel	0.111	256,800		452,000	708,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.46 | /Parcel: 573.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30530
GIS Ref	
GIS Ref	
Insp Date	05/02/18

!3685!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,700	0	4,835.	452,000	708,700	708,700	Year End Roll	12/18/2019
2019	101	FV	215,600	0	4,835.	480,300	695,900	695,900	Year End Roll	1/3/2019
2018	101	FV	215,300	0	4,835.	350,300	565,600	565,600	Year End Roll	12/20/2017
2017	101	FV	215,300	0	4,835.	305,100	520,400	520,400	Year End Roll	1/3/2017
2016	101	FV	215,300	0	4,835.	259,900	475,200	475,200	Year End	1/4/2016
2015	101	FV	210,100	0	4,835.	254,300	464,400	464,400	Year End Roll	12/11/2014
2014	101	FV	210,100	0	4,835.	209,100	419,200	419,200	Year End Roll	12/16/2013
2013	101	FV	210,100	0	4,835.	198,900	409,000	409,000		12/13/2012

PRINT

Date	Time
12/10/20	18:52:10

LAST REV

Date	Time
06/18/18	15:28:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR ANN,	65318-416		5/5/2015		531,800	No	No		
OCONNOR AGNES L	58932-345		4/20/2012	Estate/Div	99	No	No		
	12007-430		7/9/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	590	Re-Roof	7,695	C				
5/2/2016	551	Porch	14,178					REMOD SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	Inspected	BS	Barbara S
4/18/2018	MEAS&NOTICE	BS	Barbara S
4/28/2016	Sales Review	PT	Paul T
5/7/2009	Measured	189	PATRIOT
3/24/2000	Inspected	276	PATRIOT
3/10/2000	Missed Appt.	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4835		Sq. Ft.	Site		0	80.	1.17	1									452,042						452,000	

Total AC/HA: 0.11100 | Total SF/SM: 4835 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,042 | Spl Credit | Total: 452,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315442
Depreciation:	58672
Depreciated Total:	256770

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

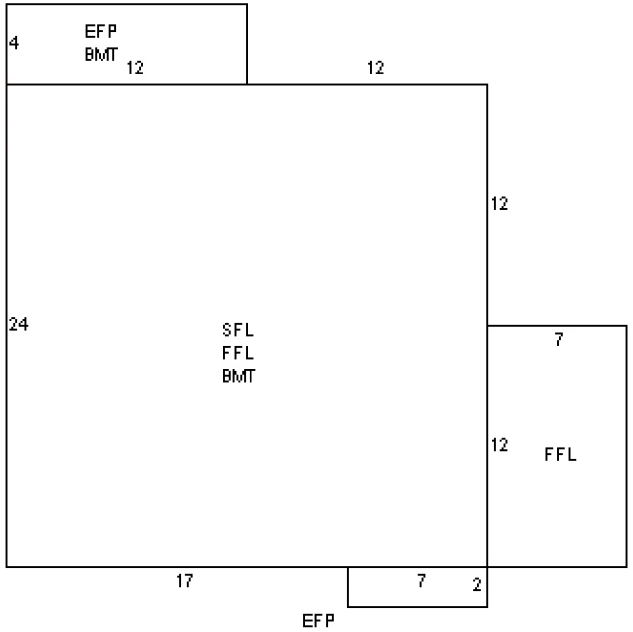
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.11
Special Features:	0	Val/Su Net:	133.61
Final Total:	256800	Val/Su SzAd	207.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	172.110	113,591
BMT	Basement	624	51.630	32,219
SFL	Second Floor	576	172.110	99,134
EFP	Enclos Porch	62	72.550	4,498

Net Sketched Area:	1,922			Total:	249,442
Size Ad	1236	Gross Are	1922	FinArea	1236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

043.0-0006-0006.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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